Executive Committee Meeting
Thursday, March 16, 2017, 7:30 p.m.
Bonifacio Senior Center
7 East 116th Street, NY NY

*** MINUTES ***

Present: Diane Collier (Chair), Holley Drakeford, Judith Febbraro, LaShawn Henry, 
Marissa Mack, Frances Mastrota, Debbie Quiñones (Vice Chair), Xavier 
Santiago, Shantal Sparks, H. Candy Vives-Vasquez, Angel Mescain (staff)

Excused: James Garcia, Emily Grajales, David Giordano, Jonathan Winstone

Guests: Nilsa Orama (CB11)

1. Call to Order and Adoption of Agenda

   • Meeting called to order at 7:33PM. Quorum present.

   • Motion to adopt the agenda by Holley Drakeford, seconded by Frances, and 
   passed at 7:34pm

2. Discussions & Presentations

   a. Presentation by NYC ECF & Avalon Bay Communities Inc.
      i. Project Commitments
         1. Based on input & feedback from Committees, identified certain 
            commitments which can be made (handout provided)
         2. Conditions proposed by Land Use:
            a. More Affordable Housing Units:
               i. 50% affordable—Not feasible.
                  1. ECF has spoken w/ HPD as well as with 
                     Speaker’s Office re: availability of 
                     subsidies.
                  2. No subsides available to projects such at this 
                     that are not 100% affordable.
            b. “First Source” Hiring
            c. Workforce Development
               i. Osha Training & Construction training already in 
                  place w/ Co-Op Tech
d. Alternative Design w/ a residential tower at lower height
   i. Still reviewing alternatives will involve tradeoffs
   ii. Issues have arisen with soil, which is adding to the cost of construction

e. Priority for “students of East Harlem”
   i. Discussed need for mechanism by which to identify “students of East Harlem”
      1. Zipcodes may not be best way of capturing

b. Review of land use application for ECF 96th Street mixed-use development
   i. Reports by Committee Chairs re: recommendation on application
      1. Economic Development: Yes w/ conditions
         a. Putting forth a resolution
      2. Housing: No
         a. Concerned about levels of affordability
      3. Parks: No vote taken
         a. Concern regarding ability to securing permitting
            i. Recognize it’s a policy issue.
      4. Public Safety: No vote taken
         a. Concerns regarding height/density
         b. Recognize that transportation issues are mitigated by new 2nd Ave line in that area
         c. Noted the added benefit of the school
            i. No schools built in East Harlem in some time
   ii. Discussion re: language to include in a “Points of Agreement”
      1. LaShawn & Holley will collaborate on language defining “First Source” Housing
      2. Candy will follow-up with Steven re: specific language of motion to approve

c. Discussion on coordination of agendas to review pending land use applications
   i. Executive committee will now meet Thursdays prior to full board

3. Old Business
   a. None

4. New Business
   a. None

5. Announcements
   a. Parks Committee intends to submit a letter re: Neighborhood support team
   b. HDFC Survey has been disseminated. Please distribute widely.
   c. Rezoning Taskforce Survey has been disseminated. Please distribute widely.

6. Adjournment
   a. Motion to adjourn by Jose, seconded by Holley. Passed @ 9:30pm.